

# 4,250 SF Former Turnkey Urgent Care

2551 E STATE ST | SALEM | OHIO | 44460

FOR LEASE



**FREESTANDING 4,250 SF  
FORMER URGENT CARE ON 0.7 AC**

## EXCLUSIVE CONTACT

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**CBRE**

# THE OPPORTUNITY

- For Lease: Turnkey 4,250 SF, 2023 constructed former urgent care space in the heart of Salem retail corridor
- Neighboring retailers include Advanced Dermatology, Walmart, Home Depot, Giant Eagle, Tractor Supply, O'Reilly, Planet Fitness and many more
- Traffic counts of 12,877 VPD (source ODOT TIMS)
- Average household income of \$80,423 in a 5 mile radius



## QUICK STATS 20-MIN DRIVE RADIUS



DAYTIME  
POPULATION  
**65,057**



POPULATION  
**67,480**



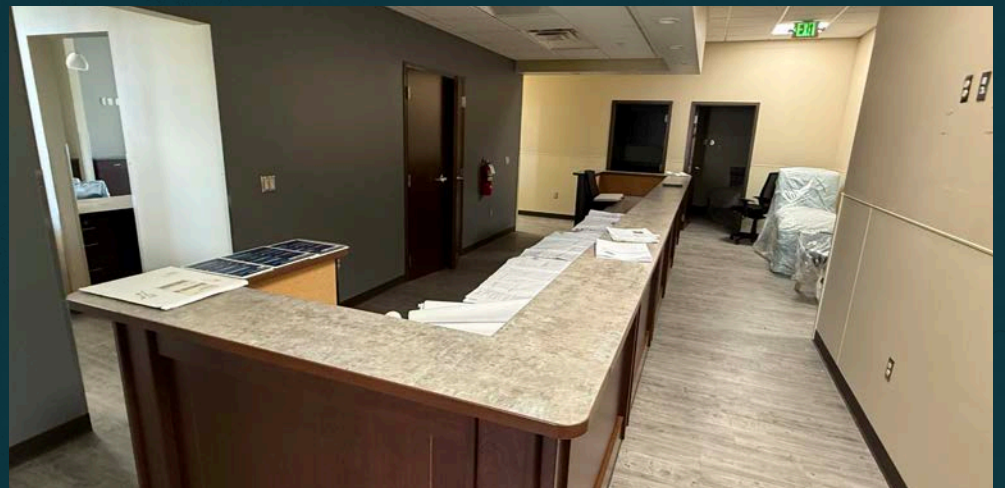
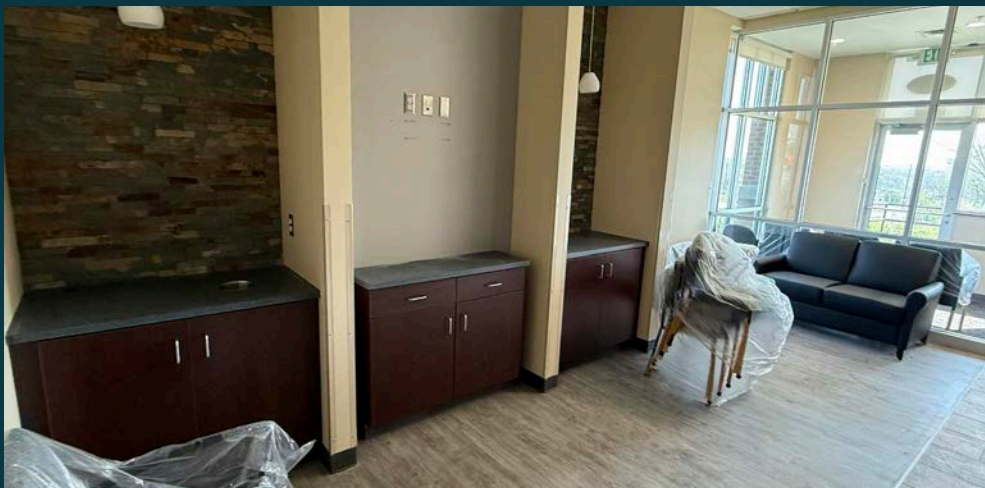
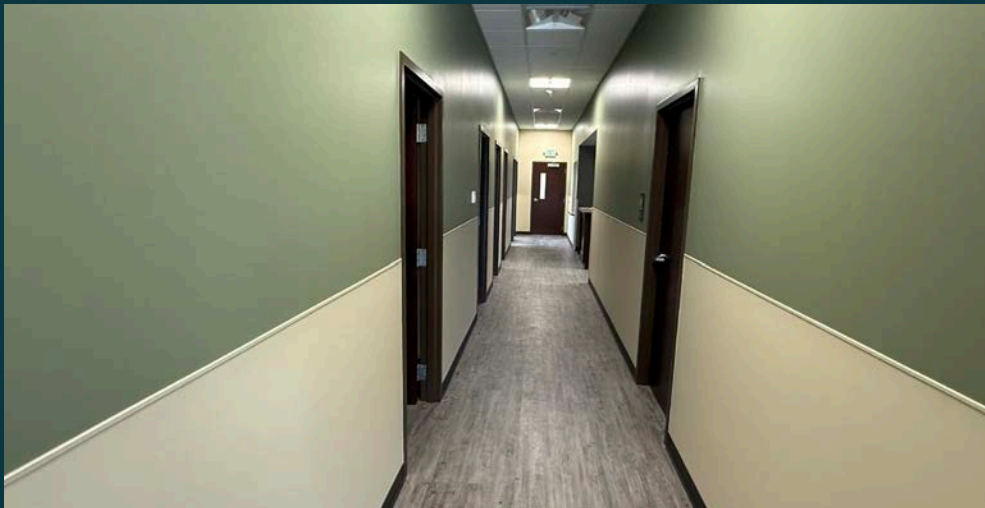
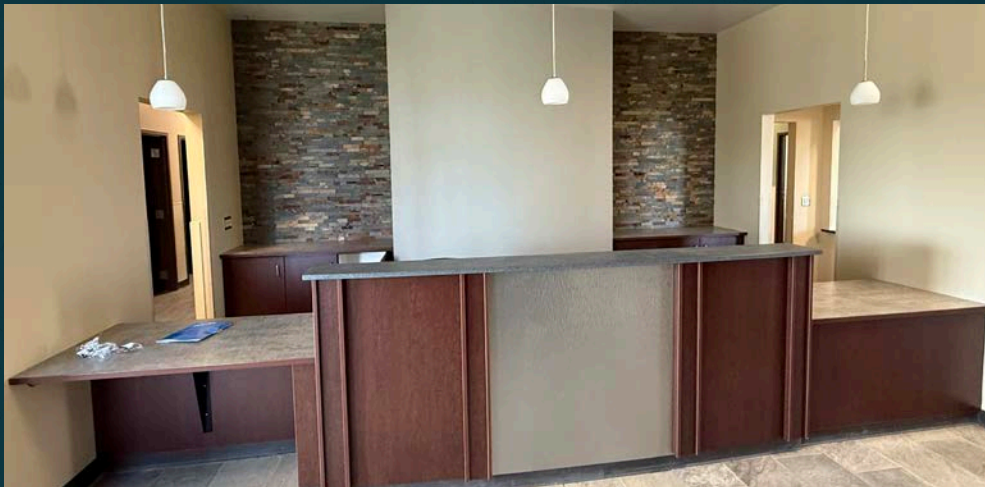
POPULATION  
25 & OVER  
**50,117**



HOUSEHOLDS  
**\$28,492**



AVG. HOUSEHOLD  
INCOME  
**\$89,323**



**SITE**

DOWNTOWN SALEM  
1.5 MI AWAY

EASTGATE SHOPPING CENTER  
giant eagle  
Jesse's  
PIZZA  
Great Clips

Marc's  
Fresh. Savory. Sweet. Long.

ALDI

Bob Evans  
RESTAURANT

BEVENS BEER

PIZZOLE  
RESTAURANT

Arby's

Wendy's

FARMERS  
NATIONAL BANK

Wendy's

O'Reilly AUTO PARTS

Starbucks

SALEM REGIONAL  
MEDICAL CENTER

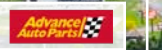
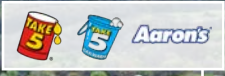
Dinner  
Tables

goodwill  
TRACTOR  
SUPPLY CO.

E State St - 12,877 VPD

DOLLAR TREE  
SUBWAY

CBRE



RHINO SELF STORAGE



SITE

E State St - 12,877 VPD



# DEMOGRAPHICS

	5 Minutes	10 Minutes	15 Minutes	20 Minutes
2025 Population - Current Year Estimate	7,452	21,075	37,826	67,480
2025 Daytime Population	8,203	22,345	37,465	65,057
2025 Average Household Income	\$79,722	\$76,858	\$85,852	\$89,323
2030 Average Household Income Projection	\$90,555	\$86,937	\$97,145	\$100,865
2025 Median Household Income	\$54,101	\$54,495	\$61,176	\$64,584
2025 Population 25 and Over	5,440	15,463	27,870	50,117

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